



11

Planning Commission Staff Report

TO: PLANNING COMMISSION/ DESIGN REVIEW BOARD

FROM: SYDNEY BETHEL, PLANNER II *SdB*
(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

THROUGH: AMY TEMES, INTERIM PRINCIPAL PLANNER *AT*
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

MEETING DATE: FEBRUARY 6, 2019

SUBJECT: DR18-186, VAL VISTA & QUEEN CREEK RETAIL

STRATEGIC INITIATIVE: Economic Development

Attract and retain businesses that serve the local community.

REQUEST

Approve the Finding of Fact and approve DR18-186, Val Vista and Queen Creek Retail: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.12 acres, generally located at the southwest corner of Queen Creek Road and Key Biscayne Drive, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay.

APPLICANT/OWNER

Company: Diversified Partners
Name: Alexandra Schuchter
Address: 7500 E. McDonald Dr., Ste. 100A
Scottsdale, AZ 85250
Phone: (480) 205-9625
Email: alexandra@dpcrc.com

Company: Diversified Partners
Name: Walt Brown Jr.
Address: 7500 E. McDonald Dr.
Ste. 100A Scottsdale, AZ 85250
Phone: (480) 383-8190
Email: walt@dpcrc.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>June 24, 2002</i>	Town Council approved Z00-28, San Tan Estates PAD, Ordinance No.1403.
<i>February 15, 2005</i>	Town Council approved Z04-19, a modification to San Tan Estates PAD, Ordinance No. 1629.
<i>March 24, 2011</i>	Town Council approved Z11-01, a modification to San Tan Estates in Ordinance No. 2321.
<i>June 3, 2015</i>	Planning Commission recommended approval of Z15-08 and approved UP15-07 subject to conditions and the approval of Z15-08.
<i>June 25, 2015</i>	Town Council approved Z15-08 DeRito Spectrum Planned Area Development Ordinance No. 2542.
<i>March 24, 2016</i>	Town Council approved rezoning for Z15-24 Spectrum Care Ordinance No. 2575.
<i>May 12, 2016</i>	Design Review Board approved the Design Review for DR16-03 Spectrum Care (The Enclave at Gilbert Senior Living).
<i>September 22, 2016</i>	Staff administratively approved the Design Review for DR16-21 CST Store/Valero.
<i>December 5, 2018</i>	The Planning Commission reviewed DR18-186 Val Vista and Queen Creek Retail as a Study Session item.

Overview

The applicant is proposing an 8,000 sq. ft. pad with a drive-through intended for retail and restaurant uses. Of the total area proposed, approximately 6,000 sq. ft. of the building area is the principle structure with the remaining 2,000 sq. ft. proposed to be patio space. The subject site is approximately 2.12 acres, generally located at the southwest corner of Queen Creek Road and Key Biscayne Drive and is zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay.

The subject site is part of an existing overall site plan, which currently has two (2) developments approved within the mixed use commercial center. The Enclave at Gilbert Senior Living, which was approved under UP15-07 and DR16-03, is the anchor and is located just south of the subject site. The CST Store/Valero, which was approved under DR16-21, is located just west of the subject site. Two (2) additional projects have also been recently submitted in the same vicinity, Val Vista and Queen Creek Lot 3 (DR18-192) and Super Star Car Wash (DR18-193).

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential >2-3.5 DU/Acre	Single Family-35 (SF-35)	Queen Creek Road then Vacant
South	Shopping Center (SC)	Shopping Center (SC) PAD	The Enclave at Gilbert Senior Living

East	Public Facilities/Institutional (PF/I)	Public Facilities/Institutional (PF/I)	Key Biscayne Dr. then Perry High School
West	Shopping Center (SC)	Shopping Center (SC) PAD	Vacant (previously approved CST/Valero)
Site	Shopping Center (SC)	Shopping Center (SC) PAD	Vacant

Project Data Table

Site Development Regulations	Required per LDC and Ordinance No.2575	Proposed (Lot 6)
Minimum Lot Area (sq. ft. per DU)	N/A	2.12 Acres
Building Area	210,000 sq. ft.	6,000 sq. ft. (building) 2,000 sq. ft. (outdoor patio)
Maximum Height (ft.)/Stories	35'/3	28'-6" (Top of roof)/ 1 Story 24' (Top of parapet)/ 1 Story
Minimum Building Setback (ft.)		
Front	to Queen Creek – 25'	25' applicable to Lots 5 & 6
Side (Street)	to Key Biscayne and Val Vista – 20'	20' applicable to all Lots
Rear (Residential)	to Chestnut (Val Vista to Vintage at Legend Ridge entrance) – 75'	75' applicable to Lots 1& 2 (internal setback Lot 6)
Separation Between Buildings (ft.)	1-story 15' 2-story 20' 3 -story 20'	1-story 15' 2-story 20' 3 -story 20'
Minimum Required Perimeter Landscape Area (ft.)		
Front	25'	25' applicable to Lots 5 & 6
Side (Street)	20'	20' applicable to all Lots
Rear (Residential)	35'	35' applicable to Lots 1& 2 (internal setback Lot 6)
Landscape Percentage (% of net lot area)	15%	25%
Off-Street Parking and Loading	32 Spaces	89 Spaces

**Master Site Plan per Ordinance No.2575/Projects not subjected to internal setbacks, only perimeter setbacks*

DISCUSSION

Site

The subject site includes one (1) 8,000 sq. ft. pad with a drive-through intended for retail and restaurant uses divide into three (3) proposed suites. In addition to the principle building, two (2) patios are proposed on the east and west side of the building.

The main access is located off Key Biscayne Drive, located on the southeastern portion, with additional access provided off an internal private drive located on the southwestern portion of the site. The proposed building is situated in the northern portion along Queen Creek Road. The drive-through has been modified to exit internally onto the main drive aisle within the site. The two (2) internal turns within the drive-through were expanded to 17' wide, per Commission feedback, to accommodate for larger vehicles. The applicant also added five (5) additional pedestrian connections that are in compliance with the Master Site Plan, that connect to the external greater site area.

Landscape

The right-of-way streetscape was installed with Phase I. The proposed landscape blends with the existing streetscape and exceeds the landscape percentage requirements. Foundation landscaping is provided on all four sides of the building and along the proposed drive-through. A combination of Chinese Elm, Sissoo Tree, Sweet Acacia, Texas Mountain Laurel, and Live Oak is utilized for the tree palette. A variety of accent and ground cover plants are proposed, some of which include Baja Ruellia, Red Yucca, and Torch Glow Bougainvillea. A combination of Live Oak and Mexican Bird of Paradise has been applied on the southern border, providing additional screening to the residents in the adjacent congregate care facility.

Grading and Drainage

The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division. On-site retention will be provided in the form of underground retention basins.

Elevations, Colors, and Materials

The primary building materials are consistent with the approved Design Guidelines. The building has been proposed as smooth stucco painted in a range of earth toned colors. For accent materials, the building utilizes stone veneer, Spanish Red roof tiles, and aluminum trim. Although the tile roofing is not specified in the Site Development Guidelines, it matches the approved material palette for the care facility to the south and its use is encouraged. The north elevation, which fronts Queen Creek Road, has been modified from the original submittal to provide greater visual interest. Some of the additions include storefront windows, Spanish Red roof tiles, and roofline articulation through a variation in parapet height.

Lighting

There are three (3) lighting types proposed, parking lot, wall mounted and decorative wall sconce. The on-site lighting for the subject site is also responsible for lighting half of the adjacent private internal streets within the greater site area. All site lighting will be required to comply with Town codes.

Signage

Signage is not included in this approval and must comply with DR17-1012 the Comprehensive Sign Plan for the Enclave at Gilbert. The signage shown is for reference only. Administrative Design Review approval is required prior to permitting.

PLANNING COMMISSION STUDY SESSION, DECEMBER 5, 2018

The following comments were brought forth by the Planning Commission members:

- Commission members asked questions about the aluminum trim on the building. Specifically about its lightness conflicting with the building's darker earth tones.
 - *The applicant respectfully chose to keep the originally proposed aluminum trim on the building.*
- Commission members discussed the proposed drive-through; specifically its length and configuration that exited onto the internal private street
 - *The drive-through was realigned to exit onto the proposed internal parking lot.*
- There were also questions about the dead-end parking located on the western portion of the site and how it may inconvenience future customers.
 - *The applicant respectfully chose to retain the dead-end configuration.*
- Commission members stated that the proposed color palette should comply with the approved color palette per the Site Design Guidelines.
 - *The color palette has been modified and is now consistent with the approved guidelines.*

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public at this point in time.

STAFF RECOMMENDATION

Approve the Finding of Fact and approve DR18-186, Val Vista and Queen Creek Retail: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.12 acres, generally located at the southwest corner of Queen Creek Road and Key Biscayne Drive, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission/Design Review Board at the February 6, 2019 public hearing.
2. Administrative Design Review approval is required for all signage prior to submitting for sign permits.

Respectfully submitted,



Sydney Bethel
Planner II

Attachments and Enclosures:

- 1) Findings of Fact
- 2) NOPH
- 3) Aerial Photo
- 4) Master Site Plan
- 5) Site Plan
- 6) Landscape Plan
- 7) Grading and Drainage
- 8) Colors and Materials
- 9) Elevations
- 10) Floor Plan
- 11) Lighting and Details

**FINDINGS OF FACT
DR18-186 VAL VISTA AND QUEEN CREEK RETAIL**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and the project design provides for safe and efficient provisions of public services

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, February 6, 2019* TIME: 6:00 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

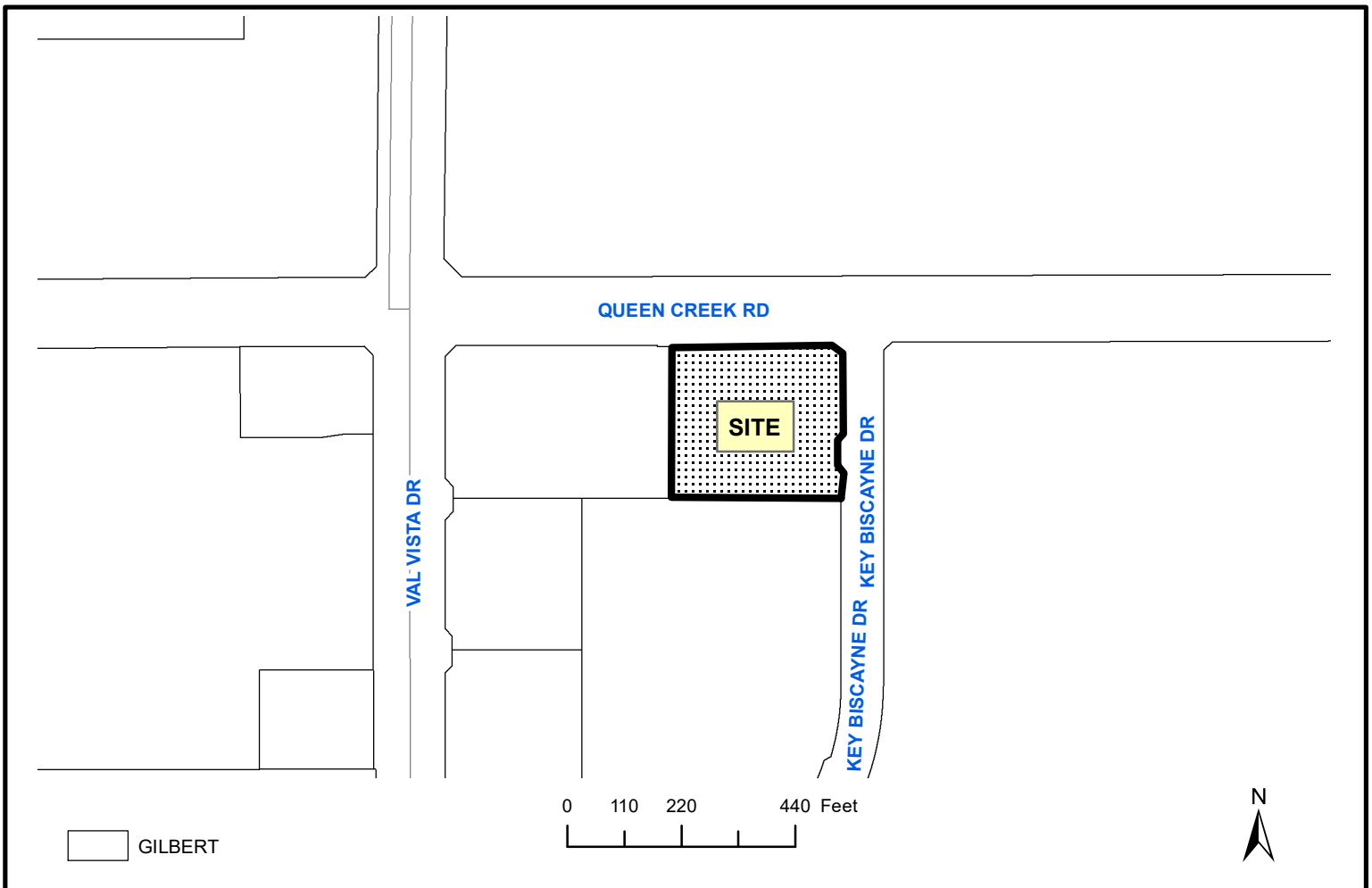
*** Call Planning Department to verify date and time:
(480) 503-6721**

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

REQUESTED ACTION:

DR18-186 VAL VISTA & QUEEN CREEK RETAIL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.12 acres, generally located at the southwest corner of Queen Creek Road and Key Biscayne Drive, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay.

SITE LOCATION:



**APPLICANT: Diversified Partners
CONTACT: Alexandra Schuchter
ADDRESS: 7500 E. MacDonald Dr., Ste. 100A
Scottsdale, AZ 85250**

**TELEPHONE: (480) 205-9625
E-MAIL: alexandra@dpcrc.com**



DR18-186 Val Vista & Queen Creek Retail
Attachment 3: Aerial Photo
February 6, 2019

WOLSSON
ASSOCIAT

250 North 16th Street, Suite 210
Phoenix, AZ 85002-5582
TEL. 602.748.1000
FAX 602.748.1001
www.wolsson.com

C01	SITE PLAN
C02	PRELIMINARY GRADING AND DRAINAGE PLAN
C03	GRADING DETAILS
C04	DETAILS
C05	WALL PLAN-1
C06	WALL PLAN-2
C07	WALL PLAN-3
C08	WALL PLAN-4
C09	PRELIMINARY UTILITY PLAN
C10	PHASING PLAN
SL1	SITE LIGHTING PHOTOMETRIC PLAN
SL2	ELECTRICAL SCHEDULES AND CUT SHEETS
SL3	PHOTOMETRIC PLAN LAYOUT

- (1) PROP. SCREEN WALL
- (2) PROP. 6" CURB
- (3) PROP. ADA PARKING SPACES
- (4) PROP. CURB ACCESS RAMP
- (5) PROP. TRASH ENCLOSURE
- (6) PROP. COVERED PARKING
- (7) PROP. CONCRETE SIDEWALK (WIDTH PER PLAN)
- (8) PROP. DECEL LANE
- (9) REMOVE CURB, SAWCUT 2' PAVEMENT
- (10) PROP. FIRE LANE PATH
- (11) PROP. BARRICADE
- (12) EXIST. SIDEWALK TO REMAIN
- (13) PROP. PAVEMENT
- (14) PROP. PARKING (STALLS ARE 9' X 18' MIN) WITH 30" OVERHANG
- (15) RELOCATE EXIST. TRAFFIC SIGN
- (16) RELOCATE EXIST. LIGHT POLE
- (17) PROP. MONUMENT SIGN
- (18) PROP. FLAG POLE, SEE CIVIL DETAILS
- (19) PROP. VISIBILITY TRIANGLE
- (20) PROP. DECO PAVING PER TOG STD. DTL. GIL-250, ASHLAR SLATE. COORDINATE WITH ARCHITECT FOR COLOR
- (21) 50' X 250' ARTERIAL LANDSCAPE SETBACK
- (22) PROPOSED GAZEBO SEE LANDSCAPE PLAN FOR DETAILS.
- (23) PROPOSED BIKE RACK SEE LANDSCAPE PLAN FOR DETAILS.
- (24) PROP. FLUSH RIBBON CURB

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. MINIMUM 4' SIDEWALK ADJACENT TO PARKING AREA AND 30" TO ACCOMMODATE CAR OVERHANG. SEE PLAN DIMENSION FOR S/W WIDTH.

SIGN	0
STREET LIGHT	0
COVERED PARKING	1
SUBJECT PROPERTY BOUNDARY	---
SECTION LINE	---
MONUMENT LINE	---
PUBLIC RIGHT-OF-WAY (R/W)	---
EASEMENT LINE	---
MINOR CONTOUR	-1286-
MAJOR CONTOUR	-285-
30" PARKING OVERHANG

VAL VISTA DRIVE
(PUBLIC STREET)
POSTED SPEED= 45 MPH

CHESTNUT LANE
(PUBLIC STREET)
POSTED SPEED= 30 MPH

QUEEN CREEK ROAD
(PUBLIC STREET)
POSTED SPEED= 45 MPH

SOUTH KEY BISCAVINE DRIVE
(PUBLIC STREET)
POSTED SPEED= 30 MPH

LOT 3
FUTURE DEVELOPMENT BY OTHERS

LOT 4
FUTURE DEVELOPMENT BY OTHERS

LOT 5
FUTURE DEVELOPMENT BY OTHERS

LOT 6
FUTURE DEVELOPMENT BY OTHERS

LOT 1
SPECTRUM SENIOR LIVING COMMUNITY
172,000 SF

EXISTING KEYNOTES

- (A) EXISTING SEWER MANHOLE
- (B) EXISTING STORM DRAIN MANHOLE
- (C) EXISTING ELECTRICAL
- (D) EXISTING CATCH BASIN
- (E) EXISTING CATCH BASIN INLET
- (F) EXISTING ELEC. TRANSFORMER
- (G) EXISTING FIRE HYDRANT
- (H) EXISTING TRAFFIC SIGN
- (I) EXISTING TRAFFIC SIGNAL
- (J) EXISTING TRAFFIC SIGNAL BOX
- (K) EXISTING STREET LIGHT
- (L) EXISTING BACKFLOW PREVENTER

SM. COTTAGE-A
SM. COTTAGE-B
SM. COTTAGE-C
SM. COTTAGE-D
SM. COTTAGE-E
SM. COTTAGE-F
SM. COTTAGE-G
SM. COTTAGE-H
SM. COTTAGE-I
SM. COTTAGE-J
SM. COTTAGE-K
SM. COTTAGE-L
SM. COTTAGE-M
SM. COTTAGE-N
SM. COTTAGE-O
SM. COTTAGE-P
SM. COTTAGE-Q
SM. COTTAGE-R
SM. COTTAGE-S
SM. COTTAGE-T
SM. COTTAGE-U
SM. COTTAGE-V
SM. COTTAGE-W
SM. COTTAGE-X
SM. COTTAGE-Y
SM. COTTAGE-Z

DUPLX COTTAGE-A
DUPLX COTTAGE-B
DUPLX COTTAGE-C
DUPLX COTTAGE-D
DUPLX COTTAGE-E
DUPLX COTTAGE-F
DUPLX COTTAGE-G
DUPLX COTTAGE-H
DUPLX COTTAGE-I
DUPLX COTTAGE-J
DUPLX COTTAGE-K
DUPLX COTTAGE-L
DUPLX COTTAGE-M
DUPLX COTTAGE-N
DUPLX COTTAGE-O
DUPLX COTTAGE-P
DUPLX COTTAGE-Q
DUPLX COTTAGE-R
DUPLX COTTAGE-S
DUPLX COTTAGE-T
DUPLX COTTAGE-U
DUPLX COTTAGE-V
DUPLX COTTAGE-W
DUPLX COTTAGE-X
DUPLX COTTAGE-Y
DUPLX COTTAGE-Z

LG. COTTAGE-A
LG. COTTAGE-B
LG. COTTAGE-C
LG. COTTAGE-D
LG. COTTAGE-E
LG. COTTAGE-F
LG. COTTAGE-G
LG. COTTAGE-H
LG. COTTAGE-I
LG. COTTAGE-J
LG. COTTAGE-K
LG. COTTAGE-L
LG. COTTAGE-M
LG. COTTAGE-N
LG. COTTAGE-O
LG. COTTAGE-P
LG. COTTAGE-Q
LG. COTTAGE-R
LG. COTTAGE-S
LG. COTTAGE-T
LG. COTTAGE-U
LG. COTTAGE-V
LG. COTTAGE-W
LG. COTTAGE-X
LG. COTTAGE-Y
LG. COTTAGE-Z

MEMORY GARDEN

POOL

SEE DETAIL A, THIS SHEET

DROPOFF AREA
SCALE: 1"=30' (22X34)
1"=60' (11X17)

SCALE IN FEET

NOTE:
SCALE ON TOP OF SCALE BAR IS FOR 11X17 SHEETS, SCALE ON BOTTOM OF SCALE BAR IS FOR 22X34 SHEETS.

NET SITE AREA	(863,662 SQ. FT.) 19.83 AC	<u>BUILDING:</u>	
GROSS SITE AREA	(1,085,855 SQ. FT.) 24.93 AC	TOTAL BLDG S.F. (FLOORS 1-3)	172,000 SQ. FT.
		TOTAL COTTAGE S.F.	20,064 SQ. FT.
ZONING	(SC WITH PAD OVERLAY)	MAXIMUM S.F.	210,000 SQ. FT.
		<u>PARKING REQUIREMENTS:</u>	
CONGREGATE CARE		TOTAL REQUIRED:	
LAND AREA	(261,487 SQ. FT.) 6.00 ACRES	.5 PKG SPACE/UNIT (190)	95 SPACES
		TOTAL PARKING PROVIDED:	134 SPACES

OWNER/DEVELOPER	ENGINEER
SPECTRUM RETIREMENT COMMUNITIES, LLC	OLSSON ASSOCIATES
200 SPRUCE STREET, SUITE 200	7250 NORTH 16TH STREET, SUITE 210
DENVER, CO 80230	PHOENIX, ARIZONA 85020
PHONE: (303) 360-8812	PHONE: (602) 748-1000
FAX: (303) 360-8814	FAX: (602) 748-1001
	CONTACT: PIM VAN DER GIESSEN

GASTINGER WALKER
HARDEN+BEETRIPLETT BUCK
817 WYANDOTTE
KANSAS CITY, MO 64105
PHONE: (816) 569-0834
CONTACT: LAURA SCOTT

[illegible]

SITE PLAN	
SPECTRUM SENIOR LIVING	
SEC VAL VISTA ROAD AND QUEEN CREEK ROAD	
GILBERT, ARIZONA	2016

drawn by:	WC
checked by:	PV
approved by:	PV
QA/QC by:	LS
project no.:	014-2396
drawing no.:	C01-SITE_142396.dwg
date:	3/25/16

SHEET
C01

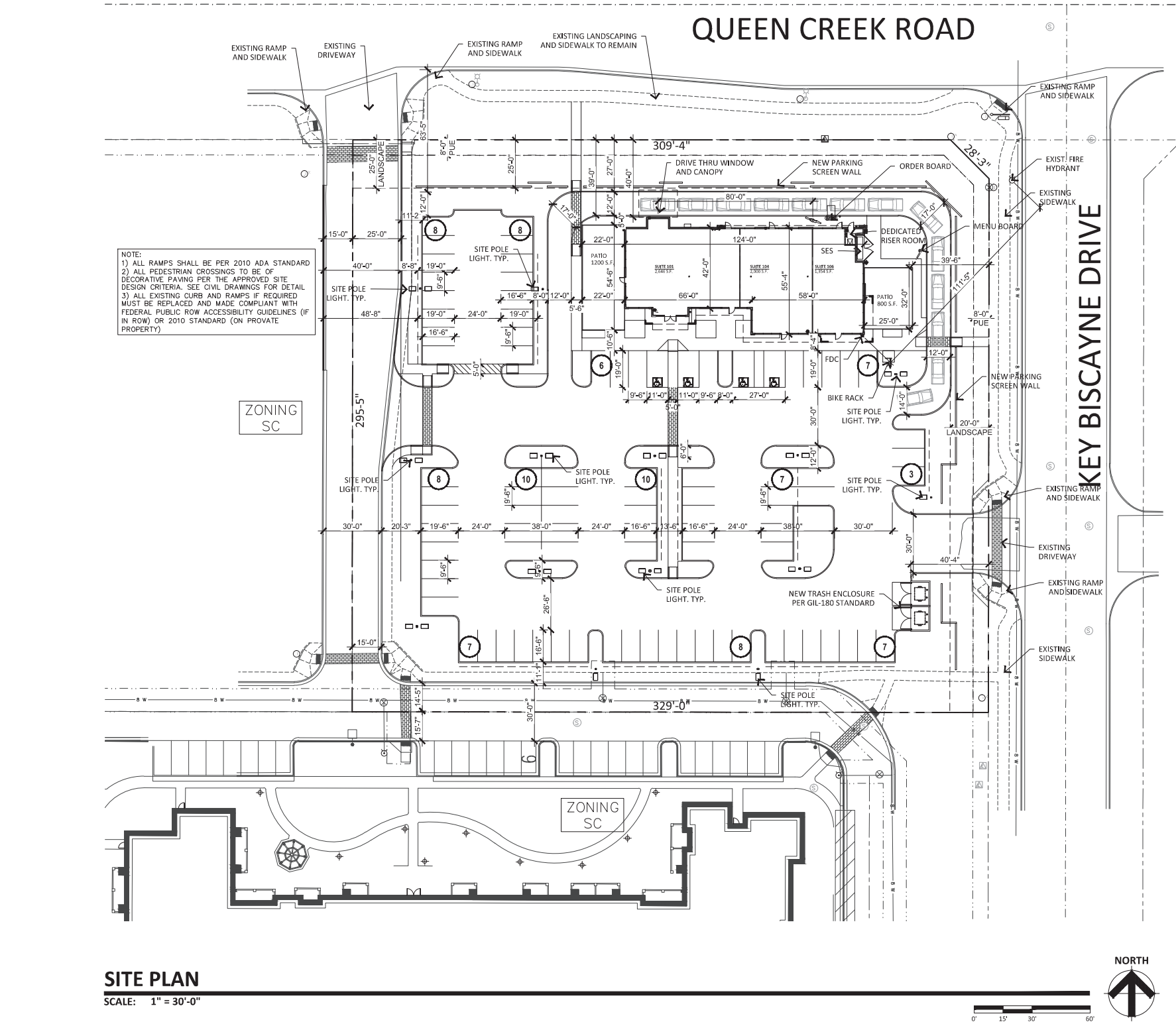
250 North 16th Street, Suite 210
Phoenix, AZ 85020-5282
TEL 602.748.1000
FAX 602.748.1001
www.olssonr

REVISIONS

2016

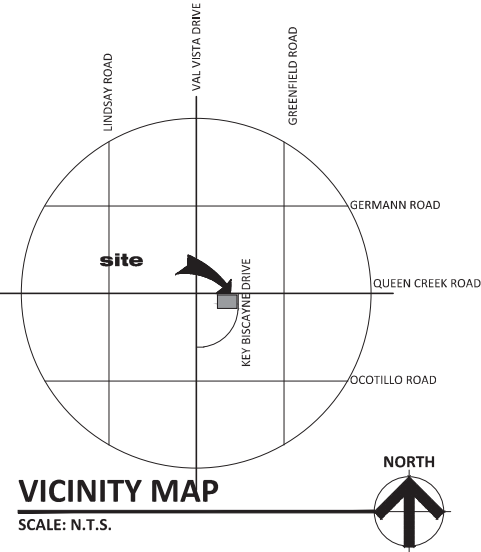
GILBERT, ARIZONA

DR18-186 Val Vista & Queen Creek Retail
Attachment 5: Site Plan
February 6, 2019



SITE PLAN
SCALE: 1" = 30'-0"

- STANDARD COMMERCIAL AND INDUSTRIAL SITE PLAN NOTES
MARCH 11TH 2004
- ALL UTILITY LINES LESS THAN 69KV ON CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
 - ALL TRASH ENCLOSURES SHALL INCLUDE FULL OPAQUE GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
 - ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULL SCREENED FROM VIEW BY A 6' MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
 - S.E.S PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULL SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS.
 - FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY SOLID DOOR OR DOORS SEPARATE FROM THE CABINET
 - SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L SHAPED, U SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
 - AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
 - THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
 - ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
 - THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS OR;
 - BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
 - ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOTE PROJECT ABOVE THE ROOF PARAPET. TO THE EXTEND PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULL SCREENED BY THE PARAPET WALL.
 - GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM THE VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
 - PNEUMATIC TUBES, WEATHER METAL OR PLASTIC, SHALL BE EITHER:
 - ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING
 - OR ROUTED UNDER GROUND
 - ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED ON A WIRE CAGE PAINTED TO MATCH PRIMARY BUILDING COLOR.
 - ALL FREESTANDING LIGHT POLES SHALL:
 - BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS
 - HAVE CONCRETE BASES PAINTED TO MATCH PRIMARY BUILDING COLOR OR FURNISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
 - BE LOCATED TO AVOID CONFLICT WITH TREES.
 - SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 11.22A OF ULC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'. THE MAXIMUM HEIGHT OF A BUILDING MOUNTED LIGHT FIXTURE IS 14'. THE MAXIMUM HEIGHT OF FREESTANDING LIGHT FIXTURE LOCATED WITHIN 100' OF A RESIDENTIAL ZONING DISTRICT OR PROPERTY DESIGNATED FOR RESIDENTIAL DEVELOPMENT IN THE GENERAL PLANS IS 14'.
 - LANDSCAPED AREAS ADJACENT OF PUBLIC RIGHT-OF-WAY SHALL BE MOUNTED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
 - COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDING MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
 - COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
 - ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
 - EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.



THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

PROJECT DIRECTORY

ARCHITECT:
RKA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

CIVIL ENGINEER:
LARSON ENGINEERING, INC
6380 E. THOMAS ROAD, SUITE 300
SCOTTSDALE, AZ 85251
CONTACT: MICHAEL HREHA
PHONE: (480) 358-8352
E-MAIL: mhreha@larsonengr.com

M E AND P ENGINEERS:
ARDEBILI BORUM CONSULTING ENG.
8100 E. INDIAN SCHOOL RD., SUITE 205
SCOTTSDALE, AZ. 85251
CONTACT: GILBERT HERNANDEZ
PHONE: (480) 361-6269
E-MAIL: ghernandez@abceng.net

LANDSCAPE:
T.J. MCQUEEN & ASSOCIATES, INC.
8433 EAST CHOLLA STREET, SUITE 101
SCOTTSDALE, AZ 85260
CONTACT: TIM McQUEEN
PHONE: (602) 265-0320
E-MAIL: timmcqueen@tjmla.net

SITE DATA

EXISTING ZONING:	SC PAD
PARCEL NUMBER (APN):	304-75-978 (LOT 6)
NET SITE AREA (PER ASSESSOR)	2.12 ACRES (96,681 S.F.)
PROPOSED USE:	RESTAURANT / RETAIL
BUILDING AREA:	
PROPOSED BUILDING:	6,000 S.F.
PROPOSED PATIO:	2,000 S.F.
TOTAL AREA:	8,000 S.F.
SITE COVERAGE:	8.2 %
TOTAL PARKING REQUIRED: (SC ZONING - 1/250)	
RESTAURANT : 6,000/250	24 SPACES
PATIO SEATING : 2,000/250	08 SPACES
TOTAL PARKING REQUIRED	32 SPACES
TOTAL PARKING PROVIDED:	89 SPACES
ACCESSIBLE SPACES REQUIRED:	4 SPACES
ACCESSIBLE SPACES PROVIDED:	4 SPACES
BIKE PARKING REQUIRED : 1/10 CARS	4 NO.
BIKE PARKING PROVIDED:	4 NO.

VAL VISTA AND QUEEN CREEK LOT #6

SWC OF QUEEN CREEK RD AND KEY BISCAINE DR
1705 E. QUEEN CREEK ROAD
GILBERT, ARIZONA

design by: --
drawn by: --
checked by: --

SP-1
project: 18141

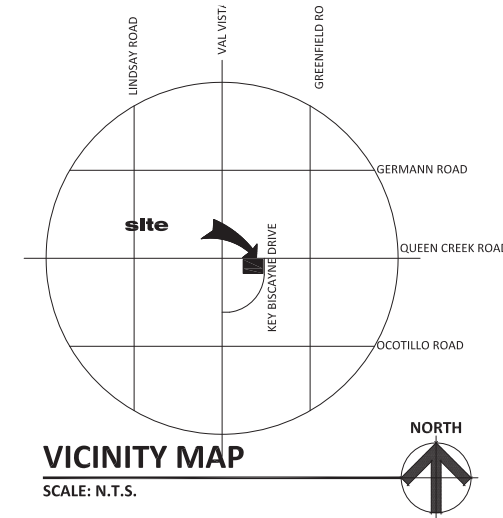
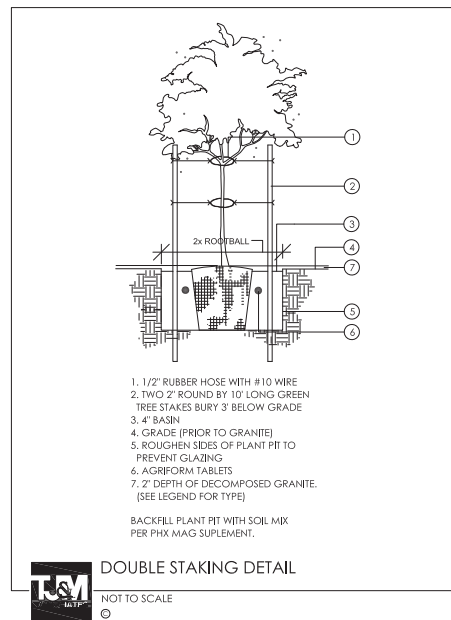
PDR-2018-00186

RKAA
ARCHITECTS, INC.
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900

REGISTERED ARCHITECT
CERTIFICATE NO. 9452
ROBERT W. KUBICEK
State of Arizona
Expires 06/30/2021

NOTES OF ACCURATE BILLING OR PAYMENT CYCLE:
THIS CONTRACT MAY ALLOW THE OWNER TO REQUEST
THE REMEDIATION OF BILLING OR PAYMENT TO
BE COMPLETED BY THE OWNER. THE OWNER
OR CONTRACTOR MAY ALLOW OWNER TO REQUEST
OR TO REQUEST THE CONTRACTOR TO REQUEST
CERTIFICATION AND APPROVAL OF BILLING AND
PAYMENT. A WRITTEN DESCRIPTION OF ANY OTHER
BILLING CYCLE APPLICABLE TO THE PROJECT IS
AVAILABLE FROM OWNER OR SUBMITTED AGENT.

PRELIMINARY SITE PLAN



LANDSCAPE PLAN

// 2018 DESIGN REVIEW (PPA-2018-00062)

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATIVE SCHEDULE AFTER CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.

NAME: RIMA ABOUDIN
ADDRESS: 24810 N LAKE PLEASANT PKWY IC-104
ADDRESS: PEORIA, ARIZONA 85303
CONTACT: RIMA.ABOUDIN@RIMA-ARIZONA.COM
PHONE:

EMAIL: timmcqueen@tjmla.net

SWC OF QUEEN CREEK RD AND KEY BISCAYNE DR
NEW SEC OF QUEEN CREEK ROAD AND VAL VISTA DRIVE
GILBERT, ARIZONA

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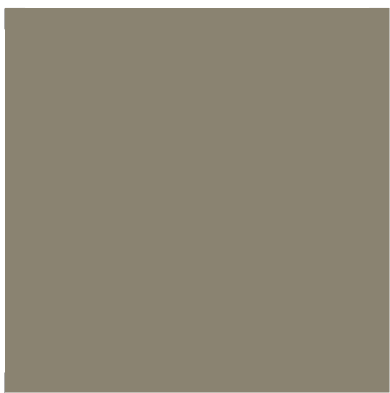
design by: --
drawn by: --
checked by: --

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project: 18141

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A PAINT:
MFG: DUNN EDWARDS
COLOR: GRAY AREA (SW7052)



B PAINT:
MFG: SHERWIN-WILLIAMS
COLOR: HARDWARE (SW6172)



C PAINT:
MFG: SHERWIN-WILLIAMS
COLOR: CARGO PANTS (SW7738)



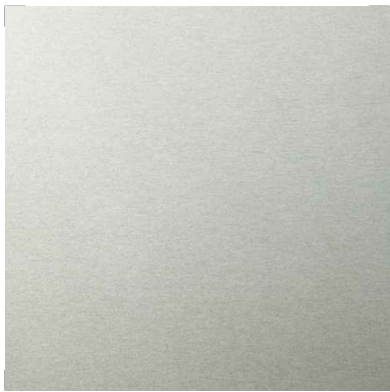
D PAINT:
MFG: SHERWIN-WILLIAMS
COLOR: URBAN BRONZE (SW7048)



E PAINT:
MFG: SHERWIN-WILLIAMS
COLOR: HOPSACK (SW6109)



F PAINT:
MFG: SHERWIN-WILLIAMS
COLOR: HOMESTEAD BROWN (SW7515)



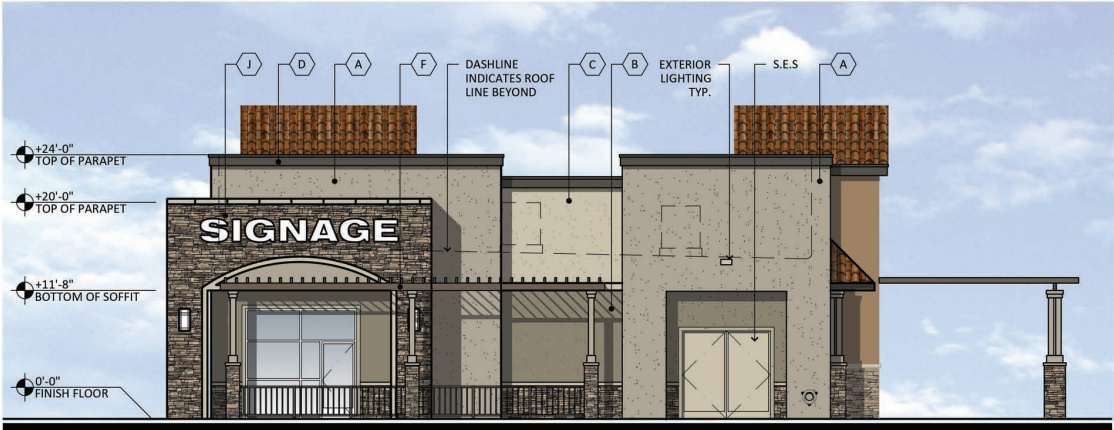
G ALUMINUM STOREFRONT:
MANUF: KAWNEER
FINISH: CLEAR ANODIZED



H TILE ROOF:
MANUF: BORAL ROOFING
SPEC: MISSION "S"
COLOR: SPANISH RED-SLURRY

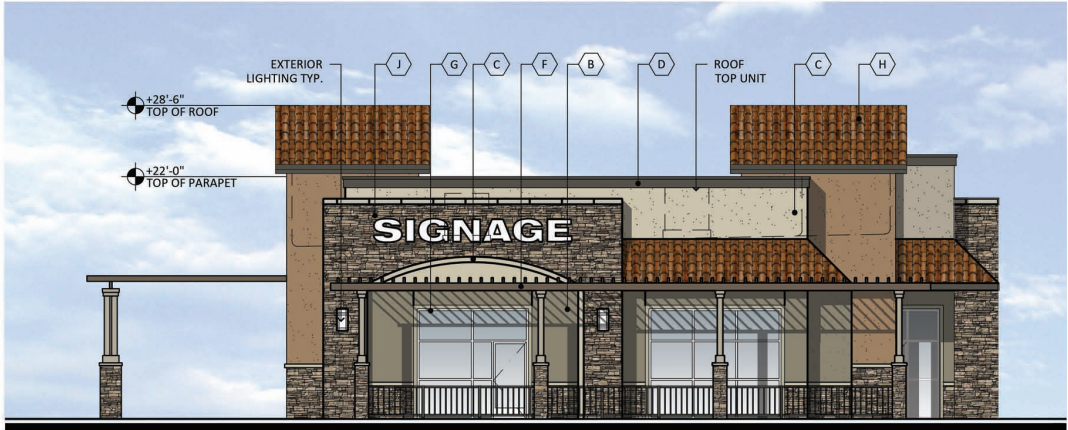


J STONE VENEER:
MANUF: CORAL CULTURED STONE
SPEC: SOUTHERN LEDGESTONE
COLOR: CHARDONNAY



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

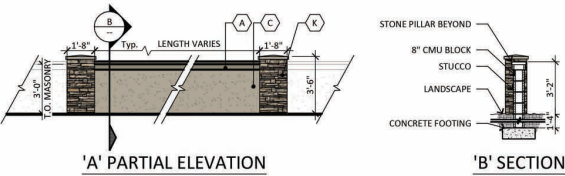
COLOR AND FINISH LEGEND

A PAINT: MFG: DUNN EDWARDS COLOR: GRAY AREA (SW7052)	F PAINT: MFG: SHERWIN-WILLIAMS COLOR: HOMESTEAD BROWN (SW7515)
B PAINT: MFG: SHERWIN-WILLIAMS COLOR: HARDWARE (SW6172)	G ALUMINUM STOREFRONT: MANUF: KAWNEER FINISH: CLEAR ANODIZED
C PAINT: MFG: SHERWIN-WILLIAMS COLOR: CARGO PANTS (SW7738)	H TILE ROOF: MANUF: BÖRAL ROOFING SPEC: MISSION "S" COLOR: SPANISH RED-SLURRY
D PAINT: MFG: SHERWIN-WILLIAMS COLOR: URBAN BRONZE (SW7048)	J STONE VENEER: MANUF: CORAL CULTURED STONE SPEC: SOUTHERN LEDGESTONE COLOR: CHARDONNAY
E PAINT: MFG: SHERWIN-WILLIAMS COLOR: HOPSACK (SW6109)	K STONE VENEER: MANUF: CORAL CULTURED STONE SPEC: SOUTHERN LEDGESTONE COLOR: ECHO RIDGE



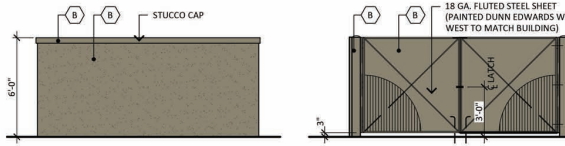
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



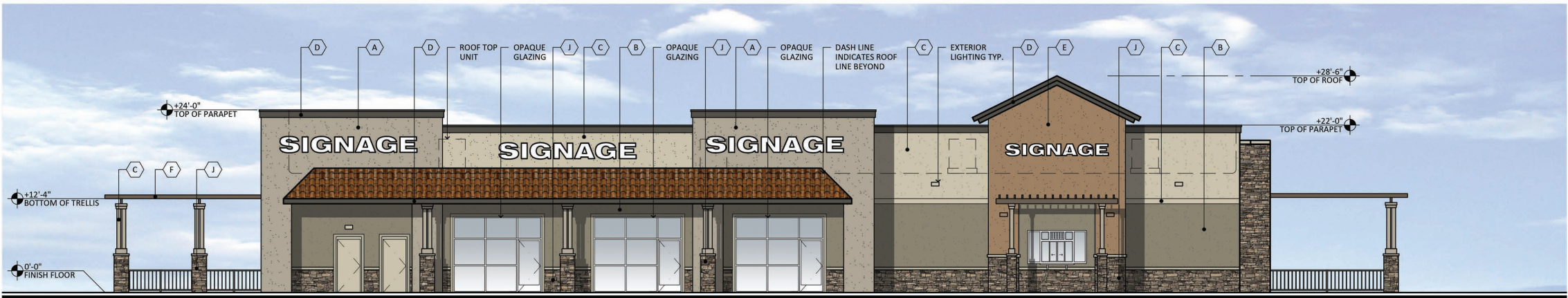
SCREENING WALL

SCALE: 3/16"=1'-0"



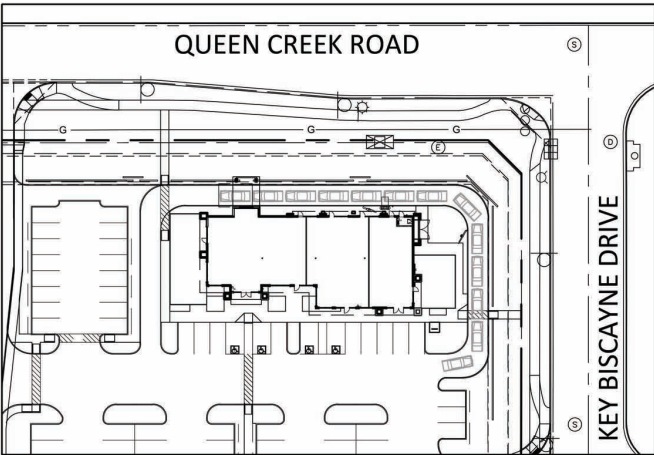
TRASH ENCLOSURE

SCALE: 3/16"=1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



KEY MAP

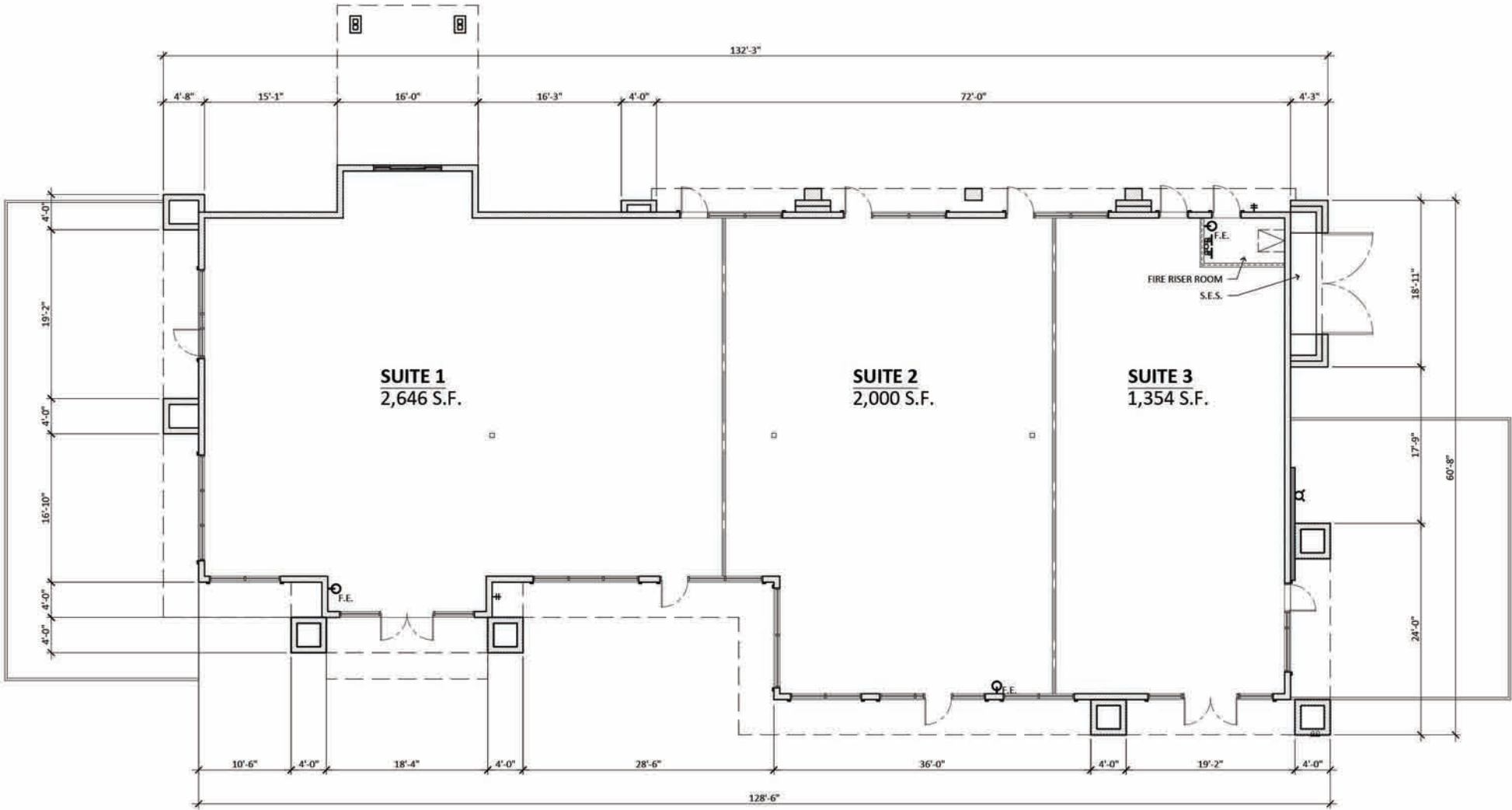
SCALE: N.T.S.

SEC VAL VISTA & QUEEN CREEK
SEC VAL VISTA & QUEEN CREEK RD.
GILBERT, AZ 85298
DATE: 01-30-2019 (PRELIMINARY)



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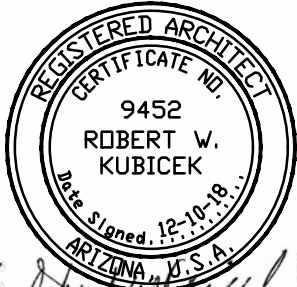




FLOOR PLAN
SCALE: 1/8" = 1'-0"



SEC VAL VISTA & QUEEN CREEK
SEC VAL VISTA & QUEEN CREEK RD.
GILBERT, AZ 85298
DATE: 12-04-2018 (PRELIMINARY)



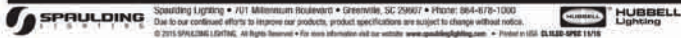
EXPIRES 06/30/2021

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project: 18141